

**ORDINANCE AUTHORIZING AND DIRECTING SALES BY
THE PROPOSAL SALE METHOD OF CITY-OWNED REAL PROPERTY**

The City of Troy, in City Council convened, ordains as follows:

Section 1. Pursuant to Section 83-8 of the Troy Code, the Bureau of Surplus Property accepted bids at proposal sale on the hereinafter described properties as outlined below.

Section 2. The Mayor is hereby authorized and directed to sell and convey the hereinafter described real property to the following named purchasers for the sums below indicated which is hereby determined to be a fair price for the same without the necessity of competitive bidding and upon the terms and conditions set forth below.

Section 3. The Mayor is hereby empowered to execute and deliver to the said bidder or bidders a quit claim deed conveying said premises hereinafter described, but said conveyance is to be made expressly subject to the conditions hereinafter set forth.

Section 4. The purchasers, purchase prices and terms and conditions of sales are as follows:

| Tax Map # | Location | AV | Class | Description | Bidder's Name | Bid |
|-------------|------------------|-----------|-------|-------------|--|------------|
| 80.48-7-24 | 658 Third Ave | \$45,000 | 210 | 1 Family | Barbara & Lukasz Jackawska | \$500.00 |
| 80.55-7-7 | 562 Third Ave | \$14,000 | 311 | Vac Land | Starlight Lending LLC & Donald J Lucarelli | \$100.00 |
| 90.71-9-18 | 404-406 Ninth St | \$150,000 | 411 | Apartment | 112 Wade Rd LLC | \$7,001.00 |
| 90.79-4-13 | 373 Ninth St | \$63,000 | 220 | 2 Family | Yenny Reynoso | \$6,000.00 |
| 90.79-5-35 | 411 Tenth St | \$8,400 | 311 | Vac Land | Kiani Conley-Wilson | \$500.00 |
| 111.68-7-6 | 17 Erie St | \$78,000 | 210 | 1 Family | Ydna Moore & Marcus Page | \$1,000.00 |
| 111.84-3-13 | 45 Stow Ave | \$8,000 | 311 | Vac Land | Shannon Webb | \$300.00 |
| 112.30-6-2 | Manor Blvd | \$30,000 | 311 | Vac Land | Starlight Lending LLC & Donald J Lucarelli | \$500.00 |
| 112.30-6-3 | Manor Blvd | \$25,300 | 311 | Vac Land | Starlight Lending LLC & Donald J Lucarelli | \$500.00 |

TERMS AND CONDITIONS: Properties will be conveyed to the prospective purchasers by Quit Claim Deed and be subject to any easement or restriction of record. Further;

Purchaser shall be liable for and pay all closing costs related to this sale including, but not limited to: filing fees, deed stamps, survey, title report, environmental reports & cleanup and attorneys fees.

Section 5. This Ordinance shall take effect immediately.

Approved as to form, May 17, 2019

James A. Caruso Esq., Corporation Counsel

PROPOSAL

Tax Map # 80.48-7-24
 Present Number of Units 1
 Proposed Number of Units 1

Property Location 658 3rd Ave
 Owner Occupancy yes 1 Residential
 no Commercial

1. Description of Proposed Use

It will be a one family home
 for my family, wife husband, 2 children,
 and grandpa

2. Proposed Improvements

a) List of proposed improvements.

Fix the roof, re-sheetrock, fix plumbing
 and electrical. Fix possible water damage
 from damaged roof. I understand that there
 could be more damages and I am aware of that.

b) Estimated cost of each improvement.

\$5,000.00 for the roof

\$10,000.00 for the other renovations

c) Estimated Total Costs \$15,000.00

3. Proposed Improvement Method

a) Identify party or parties performing the work.

Our family will do the necessary renovations.

b) Description of how the work will be completed and estimated date for completion of work.

We are estimating to complete the renovations
 and move in before November 2019

c) Description of experience and/or qualifications of party or parties performing the work.

My husband is a skilled wood worker with experience
 in construction. My father-in-law is former construction worker

4. Financing of Property, Purchase and Improvements

a) Provide description of method for payment of costs related to the purchase and improvements.

All expenses will be covered by our savings and open credit lines on our credit accounts. Mostly from checking account

b) Provide evidence of current financial assets sufficient for payment of purchase and improvement costs or the ability to secure financing for payment of such costs.

Checking account balance as of 4/30/19 \$11,808
Savings \$4,962, paychecks in total of \$1,500 weekly

(Attach Proof of Financing method- such as bank statements, commitment letters from lending institutions etc.)

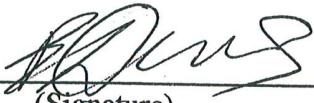
Proposed Purchase Price (Amount of Bid) \$ 500

Name Barbara Jackowska and Rukasz Jackowski

Address 655 3rd Ave

Troy NY 12182

Phone # 518 961 5998


(Signature)

**If more than one individual, partner, shareholder or member, attach additional sheets providing the names, home addresses and telephone numbers of each. No PO Boxes are acceptable. Each must sign the proposal.

Mayor's Approval _____

PROPOSAL

Tax Map # 80-35-7-7
 Present Number of Units 0
 Proposed Number of Units 1

Property Location SL2 3RD ave
 Owner Occupancy yes
 no ✓ Residential
 Commercial

1. Description of Proposed Use

SINGLE family house

2. Proposed Improvements

a) List of proposed improvements.

NEW SINGLE Family House

b) Estimated cost of each improvement.

c) Estimated Total Costs \$ 130,000.00

3. Proposed Improvement Method

a) Identify party or parties performing the work.

KEVIN T. VANDENBURG

b) Description of how the work will be completed and estimated date for completion of work.

OCT. 15 2019

c) Description of experience and/or qualifications of party or parties performing the work.

30 yrs Building In Troy

4. Financing of Property, Purchase and Improvements

a) Provide description of method for payment of costs related to the purchase and improvements.

SELF FINANCED

b) Provide evidence of current financial assets sufficient for payment of purchase and improvement costs or the ability to secure financing for payment of such costs.

SELF FINANCED

(Attach Proof of Financing method- such as bank statements, commitment letters from lending institutions etc.)

Proposed Purchase Price (Amount of Bid)

\$ 100,000

Name STARLIGHT LENDING LLC Principals DONALD J. LICARELLI

Address 13080 MARSHLANDING
PALM BEACH GARDENS, FL
33418

Phone # 561 365-9410X

DONALD J. LICARELLI
(Signature)

**If more than one individual, partner, shareholder or member, attach additional sheets providing the names, home addresses and telephone numbers of each. No PO Boxes are acceptable. Each must sign the proposal.

Mayor's Approval _____

PROPOSAL

Tax Map # 90-79-4-13
 Present Number of Units 2
 Proposed Number of Units 2

Property Location 373 9th street
 Owner Occupancy yes Residential
 no Commercial

1. Description of Proposed Use

Units will be owner occupied on 2nd fl and Fam member
occupy on 1st fl/or

2. Proposed Improvements

a) List of proposed improvements.

all windows will be replaced, front porch will be repair
doors will be replaced, new carpets, painting, lawn
work

b) Estimated cost of each improvement.

Approx 10,000.00

c) Estimated Total Costs \$ 10,000.00

3. Proposed Improvement Method

a) Identify party or parties performing the work.

private workers - qualified family members

b) Description of how the work will be completed and estimated date for completion of work.

approx 4 months to complete work

c) Description of experience and/or qualifications of party or parties performing the work.

Workers are experienced working on construction, painting
repairing houses - they do this for a living.
will comply with required permits

4. Financing of Property, Purchase and Improvements

a) Provide description of method for payment of costs related to the purchase and improvements.

will be paying with cash - from savings account

b) Provide evidence of current financial assets sufficient for payment of purchase and improvement costs or the ability to secure financing for payment of such costs.

attached are bank statement

(Attach Proof of Financing method- such as bank statements, commitment letters from lending institutions etc.)

Proposed Purchase Price (Amount of Bid)

\$ 6,000.00

Name Jenny Reynolds

Principals _____

Address 447 2nd ave

NY NY 12182

Phone # 518-210-1529

Jenny Reynolds

(Signature)

**If more than one individual, partner, shareholder or member, attach additional sheets providing the names, home addresses and telephone numbers of each. No PO Boxes are acceptable. Each must sign the proposal.

Mayor's Approval _____

P R O P O S A L

Tax Map # 90.79-5-35
 Present Number of Units 0
 Proposed Number of Units 0

Property Location 411 Tenth St
 Owner Occupancy yes Residential
 no Commercial

1. Description of Proposed Use

I propose using this vacant lot as a garden for personal and public use.

2. Proposed Improvements

a) List of proposed improvements.

Raised beds with perennials and annuals, fruit trees, seating and eating area, pathway, flower beds and other plant beds.

b) Estimated cost of each improvement.

Raised bed: \$230, Soil and testin \$120, plants \$160, lights and furniture \$250,

water storage \$120, miscleanous budget \$120. For a detailed budget please see the attached excel sheet.

c) Estimated Total Costs \$ 1000

3. Proposed Improvement Method

a) Identify party or parties performing the work.

Kiani Conley-Wilson will spearhead and perform this work

b) Description of how the work will be completed and estimated date for completion of work.

It will be completed via group parties and individual work conducted by myself that will occur on a regualr basis.

For an outline of work and estimated complete date please see attached document.

c) Description of experience and/or qualifications of party or parties performing the work.

I have expertise in Sustainability Organizing through RPI's sustainability studies program and my hands-on garden experience through internships, courses, and studying aborad. For additonal qualifications see attached.

4. Financing of Property, Purchase and Improvements

a) Provide description of method for payment of costs related to the purchase and improvements.
Cash/debit and certified checks

b) Provide evidence of current financial assets sufficient for payment of purchase and improvement costs or the ability to secure financing for payment of such costs.
Please see the attached pay stubs and bank statements.

(Attach Proof of Financing method- such as bank statements, commitment letters from lending institutions etc.)

Proposed Purchase Price (Amount of Bid) \$ 500

Name Kiani Conley-Wilson Principals _____

Address 3334 6th Ave _____

Troy, NY 12180 _____

Phone # 617-827-7735 Kiani Conley-Wilson
(Signature)

**If more than one individual, partner, shareholder or member, attach additional sheets providing the names, home addresses and telephone numbers of each. No PO Boxes are acceptable. Each must sign the proposal.

Mayor's Approval _____

3c: Letter of Recommendation (2)



ABBY KINCHY, ASSOCIATE PROFESSOR
DEPARTMENT OF SCIENCE & TECHNOLOGY STUDIES
SCHOOL OF HUMANITIES, ARTS & SOCIAL SCIENCES

April 29, 2019

Members of the Troy City Council
433 River Street
Troy, NY 12180

Dear Members of the Troy City Council:

I am writing to express my support for Kiani Conley-Wilson's intent to purchase and work on the plot of land at 411 Tenth Street. Kiani was my student in Sustainability Studies at Rensselaer, and we have remained in contact since she graduated in 2017. She is an extremely responsible and hard-working person who cares deeply about protecting and improving our shared environment. It has been her dream to create an urban garden, and she recently completed a training at Soul Fire Farm to prepare her for this task. Carrying out the project will further strengthen her gardening and landscaping skills.

I am familiar with the neighborhood where the lot in question is located through my work with Oakwood Community Center. I think that 411 Tenth Street is a good location for the garden that Kiani is proposing, and I believe that the work that she plans to do there will improve the neighborhood and be an asset to the community.

I urge you to accept this proposal, in recognition Kiani's commitment to urban sustainability and the value it will bring to the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Abby Kinchy'.

Abby Kinchy

Dan Lyles, PhD

110 8th Street

Troy, NY 12180

April 22, 2019

Members of the Troy City Council

433 River Street

Troy, NY 12180

Dear Members of the Troy City Council

I am writing to show my support of Kiani Conley-Wilson purchasing and working on the plot of land at 411 Tenth Street. I think that Kiani is a responsible young person whose presence in the neighborhood is welcome and needed.

Kiani was formerly a student of mine at RPI, but we have kept in touch after she graduated and has been trying to make the most use of her education. As I recall, even then she was an excellent student who impressed me with her commitment to producing real effects in the world while applying her concern for community food systems. In the years since she graduated, she has taken my advice to use her knowledge and passion for sustainability in the Capital District. She has proven through her volunteer work as well as the ties she maintains to the Sustainability Taskforce at RPI that she can conceive, plan and execute projects with a high degree of success.

I know that when we were working on the comprehensive plan (a plan, as some of you may recall, that I worked on as part of the advisory board) we spoke about the need to transform the north central neighborhood by engaging the people to take pride and ownership of the city- to feel like a participant in it. I believe that Kiani's project is precisely the kind of work that will achieve these ends. As a resident of the neighborhood myself (I live at 2908 6th Ave #1), I have often passed by the spot Kiani has bid for and wished that someone would do something with that Lot. I am excited to inform you that the person we have all been waiting for is applying today.

Sincerely,



Dan Lyles, PhD

Additional Attachments

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3b: Schedule of Work

Timing to get this all up and running is about 3-6 months.

Below are proposed work parties:

- I. Clean Up Work Party (mid-May)
 - a. Cleaning up and disposing of trash that has piled up during the cold seasons.
Additionally some basic measurements may be taken for supplies
- II. Getting supplies & Soil Testing (mid to late May)
 - a. Gather supplies for soil testing and send along, supplies will be made
- III. Putting up raised beds & soil (early June)
 - a. With the raised bed supplies putting these in with some individuals with experience putting in raised beds leading the workshop
- IV. Flowers in the front (mid June)
 - a. Simple tasks
- V. Put in pathway and chairs (mid to late June)
 - a. With supplies
- VI. Making beds (late June)
 - a. Having some individuals come with woodworking abilities and making simple 2x8x4ft beds
- VII. Planting plants (late June)
 - a. Simple task
- VIII. Grand opening (early July)
 - a. Having an opening with some simple weeding

PROPOSAL

Tax Map # 111.48-7-6
 Present Number of Units 1
 Proposed Number of Units 1

Property Location _____
 Owner Occupancy yes Residential
 no Commercial

1. Description of Proposed Use

If application is approve we would be first time home owner. Marcus and I plan on fix the property to living in and raising our 12 year old daughter.

2. Proposed Improvements

a) List of proposed improvements.

Basement floors, structural foundation, electric heating and plumbing system. Also Landscaping, roof and walls.

b) Estimated cost of each improvement.

Basement floor \$ 2,000.00 foundation \$ 1,000.00 to 8,000.00

Roof \$ 5,000.00 to 10,000.00 Landscaping \$ 1,000.00 to 1,500.00

heating system \$ 1,000.00 to 10,000.00 walls \$ 1,000.00 to 2,500.00 plumbing

c) Estimated Total Costs \$ 30,000.00 to 16,000.00

3. Proposed Improvement Method

a) Identify party or parties performing the work.

Nelson & Brother Contracting LLC. Marcus Paige

Michael Godfrey

b) Description of how the work will be completed and estimated date for completion of work.

We plan on completing work within 4 to 5 months

hopefully sooner.

c) Description of experience and/or qualifications of party or parties performing the work.

Step parent Michael Godfrey is certified electrician and plumber. Marcus Paige Carpenterly work whom works for Albany Housing.

4. Financing of Property, Purchase and Improvements

a) Provide description of method for payment of costs related to the purchase and improvements.

We plan on spending 30,000 - 40,000 BANK ACCOUNT
from
The method of payment would come from our street
Checking account.

b) Provide evidence of current financial assets sufficient for payment of purchase and improvement costs or the ability to secure financing for payment of such costs.

(Attach Proof of Financing method- such as bank statements, commitment letters from lending institutions etc.)

Proposed Purchase Price (Amount of Bid) \$ 1,000.00

Name Ydne moore marcus Prige Principals _____

Address 115 Wellington ave _____

Albany, Ny 12203 _____

Phone # 518 364-2277 Ydne moore
518 545-9438 (Signature)

**If more than one individual, partner, shareholder or member, attach additional sheets providing the names, home addresses and telephone numbers of each. No PO Boxes are acceptable. Each must sign the proposal.

Mayor's Approval _____

Ydna Moore
Marcus Paige
115 Wellington Ave
Albany, NY 12203

April 16, 2019

Tax Map 111.68-7-6

Proposal

My name is Ydna Moore, I and my spouse Marcus Paige are looking to purchase the foreclosed property on 17 Erie St. in south Troy. I am formerly a native of Troy who relocated to the city of Albany. For the property, I plan to renovate and live in and raise my young daughter. From what I've seen from the outside of the building it needs masonry work, siding, stairs and paint. On the inside of the building I plan to gut paint and put new floors down. I have already set aside finances for the materials that are needed. Also, I have a carpenter, electrician, plumber, and a construction company ready to help with all the difficult task that the property needs. In my estimates it should take no longer than 4 to 6 months to have the property livable and occupied. I'm excited of possibilities for becoming a resident of the city of troy once again and hopes the city will allow me to take part in this process.

Sincerely,
Ydna Moore & Marcus Paige

PROPOSALTax Map # 111.84.3.13Property Location 45 Stowe AvePresent Number of Units 10Owner Occupancy yes Proposed Number of Units 10no Residentialno Commercial1. Description of Proposed Use

I reside at 49 Stowe Ave. We do not have an area for a yard on the property. This lot can be used as an area for my 5 year old daughter to use until a small home can be built there.

2. Proposed Improvements

The land is sloping, so much work will be needed for any property to be built.

a) List of proposed improvements.

The lot has been cleared already of all broken down limbs, overgrown bushes, and leaves. Topsoil needs to be placed in order for grass to grow. I attempted to seed the area last year and was unsuccessful.

b) Estimated cost of each improvement.

due to poor soil quality.

\$1000.00 for topsoil delivery, spreading, and seed.

* Clearing and Cleaning was completed by me. The debris is bagged and waiting for pick up by the City. There are 35 total bags. I did the same clearing and cleaning last year as well.

3. Proposed Improvement Method

a) Identify party or parties performing the work.

Shannon Webb

b) Description of how the work will be completed and estimated date for completion of work.

Will have topsoil dropped off and spread as soon as bid is accepted. Seed will be put down after spread.

c) Description of experience and/or qualifications of party or parties performing the work.

The work has been done by me alone.

I have taken care of my parent's property for over ten years now. The proof is in the work completed last year when my bid was accepted to this year. I have full intent to keep this lot in only the best condition as it is.

4. Financing of Property, Purchase and Improvements

a) Provide description of method for payment of costs related to the purchase and improvements.

I have set up an account for the purchase of the lot using cash on hand.
Please see attached proof of account.

b) Provide evidence of current financial assets sufficient for payment of purchase and improvement costs or the ability to secure financing for payment of such costs.

* See attached

(Attach Proof of Financing method- such as bank statements, commitment letters from lending institutions etc.)

Proposed Purchase Price (Amount of Bid)

\$ 300.00

Name Shannon Webb

Principals _____

Address 49 Stowe Ave.

Troy, NY 12180

Shannon Webb

(Signature)

Phone # 518- 308- 5958

**If more than one individual, partner, shareholder or member, attach additional sheets providing the names, home addresses and telephone numbers of each. No PO Boxes are acceptable. Each must sign the proposal.

Mayor's Approval _____

PROPOSALTax Map # 112.30-6-2Present Number of Units 0Proposed Number of Units 1Property Location MINOR BLVDOwner Occupancy yes Residentialno ✓ Commercial1. Description of Proposed UseConstruct Single Family Home2. Proposed Improvements

a) List of proposed improvements.

Build Home

b) Estimated cost of each improvement.

c) Estimated Total Costs \$ 130,000.003. Proposed Improvement Method

a) Identify party or parties performing the work.

KEVIN VANDENBURGH

b) Description of how the work will be completed and estimated date for completion of work.

Completion Oct 15 2019

c) Description of experience and/or qualifications of party or parties performing the work.

30 year Building in tiny

4. Financing of Property, Purchase and Improvements

a) Provide description of method for payment of costs related to the purchase and improvements.

SELF FINANCING

b) Provide evidence of current financial assets sufficient for payment of purchase and improvement costs or the ability to secure financing for payment of such costs.

SEE ATTACHMENT

(Attach Proof of Financing method- such as bank statements, commitment letters from lending institutions etc.)

Proposed Purchase Price (Amount of Bid) \$ 500.00

Name STARLIGHT LENDING LLC Principals DONALD J. LUCARELLI

Address 1080 MARSH LANDING
ARM BAYSH GARDENS, FL
33418

Phone # 518 365-9405

Dell Russell
(Signature)

**If more than one individual, partner, shareholder or member, attach additional sheets providing the names, home addresses and telephone numbers of each. No PO Boxes are acceptable. Each must sign the proposal.

Mayor's Approval _____

PROPOSAL

| | | |
|-----------------------------------|------------------------------------|--------------------------------------|
| Tax Map # <u>112.30-6-3</u> | Property Location <u>Mansfield</u> | ORD45 |
| Present Number of Units <u>0</u> | Owner Occupancy yes <u> </u> | <input type="checkbox"/> Residential |
| Proposed Number of Units <u>1</u> | no <u>X</u> | <input type="checkbox"/> Commercial |

1. Description of Proposed Use

Construct single family home

2. Proposed Improvements

a) List of proposed improvements.

Build single family house

b) Estimated cost of each improvement.

\$130,000.00

c) Estimated Total Costs \$ 130,000.00

3. Proposed Improvement Method

a) Identify party or parties performing the work.

Kevin Vandenburg

b) Description of how the work will be completed and estimated date for completion of work.

Completion on or about 10/15/19

c) Description of experience and/or qualifications of party or parties performing the work.

30 years building in Troy

4. Financing of Property, Purchase and Improvements

a) Provide description of method for payment of costs related to the purchase and improvements.

SELF FINANCED

b) Provide evidence of current financial assets sufficient for payment of purchase and improvement costs or the ability to secure financing for payment of such costs.

Attachment

(Attach Proof of Financing method- such as bank statements, commitment letters from lending institutions etc.)

Proposed Purchase Price (Amount of Bid)

\$ 500. 00

Name STARLIGHT LENDING LLC

Principals DONALD J. LICARETTI

Address 13080 MARSH LANDING

PALM BEACH GARDENS, FL

Phone # 518-365-9465 ³³⁴¹⁸

Donald P. Russell
(Signature)

**If more than one individual, partner, shareholder or member, attach additional sheets providing the names, home addresses and telephone numbers of each. No PO Boxes are acceptable. Each must sign the proposal.

Mayor's Approval _____

P R O P O S A L

Tax Map # 90.71-9-18

Present Number of Units 4

Proposed Number of Units 4

Property Location 404-406 9th St, Troy NY

Owner Occupancy yes Residential

no Commercial

1. Description of Proposed Use

Renovated into Rental Units

2. Proposed Improvements

a) List of proposed improvements.

Full renovation and brought up to code. Electrical, Plumbing, Heating, Flooring, Walls, Kitchen,

Bath, Outside Etc.

b) Estimated cost of each improvement.

Total budget inside \$60,000.00 Estimates Electrical and Plumbing \$10,000, HVAC \$8,000.00, Flooring and Walls \$10,000

Kitchen & Bath \$15,000 and outside \$10,000

c) Estimated Total Costs \$ 70,000.00

3. Proposed Improvement Method

a) Identify party or parties performing the work.

We are going to utilize WBE, MBE & Service Disable Companies to complete the work

Classic Environmental Inc (WBE), Conituum Renewables LLC (MBE) and Weber Enterprises LLC

b) Description of how the work will be completed and estimated date for completion of work.

10 Days after award and 180 days after that occupied

c) Description of experience and/or qualifications of party or parties performing the work.

Have completed 6 woodlawn, Troy & 80% complete at 5 Marshall St, Troy. They have also completed

work at 444 River St and 701 River with additional Troy Properties and outside the city.

4. Financing of Property, Purchase and Improvements

a) Provide description of method for payment of costs related to the purchase and improvements.

Classic Environmental Inc which is owned by the principals of this property Thomas Perrault & Greg Streeter

Have a 2,000,000.00 Line of Credit with Key Bank. See attached letter

b) Provide evidence of current financial assets sufficient for payment of purchase and improvement costs or the ability to secure financing for payment of such costs.

See attached Bank Letter from Key Bank showing \$2,000,000.00 line of credit

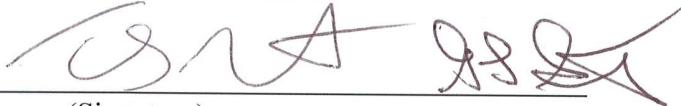
(Attach Proof of Financing method- such as bank statements, commitment letters from lending institutions etc.)

Proposed Purchase Price (Amount of Bid) \$ 7,001.00

Name 112 Wade Rd LLC Principals Thomas Perrault

Address 112 Wade Rd, Latham, NY 12110 Greg Streeter

Phone # 518-376-1552


(Signature)

**If more than one individual, partner, shareholder or member, attach additional sheets providing the names, home addresses and telephone numbers of each. No PO Boxes are acceptable. Each must sign the proposal.

Mayor's Approval _____